

047.A

0004

0045.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

657,800 / 657,800

USE VALUE:

657,800 / 657,800

ASSESSED:

657,800 / 657,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COLETTA KATHRYN	
Owner 2:	
Owner 3:	

Street 1: 45 SHERBORN STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FONTAINE-LIPKE SARAH -	
Owner 2: -	
Street 1: 45 SHERBORN ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1483 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2 TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102 Condo	0	Sq. Ft.	Site		0	0.	0.00	7370																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	657,800			657,800		317414
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT		Parcel ID		047.A-0004-0045.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	657,800	0	.	657,800	Year end
2021	102	FV	638,400	0	.	638,400	Year End Roll
2020	102	FV	628,600	0	.	628,600	628,600 Year End Roll
2019	102	FV	560,900	0	.	560,900	560,900 Year End Roll
2018	102	FV	495,600	0	.	495,600	495,600 Year End Roll
2017	102	FV	451,400	0	.	451,400	451,400 Year End Roll

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FONTAINE-LIPKE	64958-461		2/25/2015		492,000
				V Tst Verif	
				No	No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
9/19/2019	1470	Measured	DGM D Mann
		Sales Review	PT Paul T
		NEW CONDO	PC PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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